K 3158

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Eight Hundred and No/100 --------

----------($13,800.00) ---------- DOLLARS

Cash in hand paid by Robert Acree Churchwell and wife, Georgia Kay Churchwell, the receipt of which is hereby acknowledged, we,

F. E. Stratton, Jr. and wife, Bettie Stratton

have bargained and sold, and by these presents do transfer and convey unto the said Robert Acree Churchwell and wife, Georgia Kay Churchwell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 80 feet on the easterly margin of Bonnafield Drive, and extends back 158.3 feet on the north line and 149.7 feet on the south line, to a dead line in the rear, measuring 80.1 feet thereon.

Being a part of the property conveyed to F. E. Stratton, Jr. and wife, Bettie Stratton, by warranty deed from Miller Kimbrough, Trustee, as of record in Book 3133, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Acree Churchwell and wife, Georgia Kay Churchwell their heirs and assigns, forever.

And we do covenant with the said Robert Acree Churchwell and wife, Georgia Kay Churchwell that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, F. E. Stratton, Jr. and wife, Bettie Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Acree Churchwell and wife, Georgia Kay Churchwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of November 19 60

F. E. Stratton, Jr.

Bettie Stratton

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